

**IDAHO FALLS REDEVELOPMENT AGENCY**  
**P.O. BOX 50220**  
**IDAHO FALLS, IDAHO 83405-0220**

September 20, 2012

Regular Meeting  
Minutes

Council Chambers

**Call to Order:** Chair Barnes called the meeting to order at 12:00 p.m.

**Members Present:** Chair Bob Barnes, Tom Hally, Linda Martin, Lee Radford, and Brent Thompson.

**Members Absent:** Terri Gazdik and Lee Staker.

**Also Present:** Ryan Armbruster, legal counsel (via phone); Renée Magee, Agency Executive Director; Thane Sparks, Treasurer; Brad Cramer, Assistant Director; Greg Weitzel, Parks Director; and Debra Petty, Recording Secretary.

**Approval of Minutes, August 16, 2012. Tom Hally moved to approve the minutes of August 16, 2012, as presented. Motion seconded by Brent Thompson. Motion passed.**

**Approval of Bills:** Chair Barnes presented the finance report dated September 20, 2012. The following bills were presented to be paid from the Snake River Allocation Fund: Elam & Burke, \$518.00; City of Idaho Falls, \$36,818.02; MOB, LLC, 4,284.00; and City of Idaho Falls, \$889,651.91. The following bills were presented to be paid from the River Commons Fund: Elam & Burke, \$18.50; and City of Idaho Falls, \$2,800. The following payments were presented to be paid from the Pancheri/Yellowstone Allocation Fund: City of Idaho Falls, \$1,300. **Tom Hally moved to approve the bills as read. Motion seconded by Lee Radford. Motion passed.**

**Agreement with D&A Commercial Warehousing, Simplot Circle.** Magee recapped the Agency approval on August 16, 2012, to contribute to the construction of Simplot Circle and authorize the Agency attorney to prepare an agreement. Paragraph 5.0.3 of the agreement limits participation by the Agency to the lessor of 50% or \$92,600. Paragraph 16 indemnifies and holds the Agency harmless in relation to the demolition of the small industrial building located in the right-of-way. Three bids are required for the project and invoices will be submitted directly to the Agency. The agreement was approved and signed by the Hixes and staff recommends approval. Armbruster said the agreement is straightforward and reflective of the action taken at the August 16, 2012, Agency meeting. **Lee Radford moved to approve the Reimbursement Agreement for Simplot Circle. Motion seconded by Linda Martin. Motion passed.**

**Financial Assistance with Greenbelt Improvements:** Magee said the letter to Rollie Walker, Taylor Crossing on the River, LLC, clarifies the position of the Agency for future improvements to the Greenbelt and disbursement of funds for those improvements. Lee Radford said the letter is good and clearly states Walkers will not be involved in any further improvements to the Greenbelt. Any additional improvements will be completed by the City of Idaho Falls Parks and Recreation Division. The cost of any future Greenbelt improvements will be credited against the remaining amount available for reimbursement under the Owner Participation Agreement (OPA) with Taylor Crossing. Hally asked how funds will be paid to Cutting Edge if Walkers do not sign the letter. Armbruster said hopefully Walkers will sign the letter so a joint check can be issued to

Taylor Crossing and Cutting Edge Electric. If they do not sign the letter, the Agency will issue a check directly to the contractor. Greg Weitzel, Parks Director, said he is supportive of the Agency's position regarding any further work by Taylor Crossing. He remains in contact with the Walkers regarding the proposed plans for the improvements. **Linda Martin moved to approve the letter, as presented and authorize the Chair to sign any documents. Motion seconded by Lee Radford. Motion passed.**

**Draft Reimbursement Agreement with Taylor Crossing/Woodbury Corporation:** Magee explained staff is in discussion with Woodbury to determine where eighteen spaces dedicated to public parking will be located in the lot to the east of the Marriott Inn and hours of use by the public for these spaces. In 2008, The Agency agreed to reimburse Taylor Crossing \$200,000 for demolition or preservation of the Army Surplus building. A note was executed, and this amount has now been paid. The Board approved a motion to pay an additional \$272,000 to Taylor Crossing upon receiving a Certificate of Occupancy for the Marriott Inn and an easement from the Walkers for vehicular access and eighteen parking spaces for public use. This amount of money would be deducted from the allocation to Riverwalk Drive, not the demolition of the Army Surplus building.

In regard to the eighteen non-exclusive parking spaces, Woodbury proposes sixteen spaces be signed for two hour parking from 8:00 a.m. to 8:00 p.m. The two handicapped stalls will also be available for public use. Woodbury proposes this arrangement be evaluated in one year and, if necessary, either party may propose changes at that time. The agreement will specify maintenance of the easement by Woodbury. The Agency will provide the signs. Armbruster said the agreement addresses most issues, but the challenge has been crafting the dedication of a new easement due to the previous agreement. Armbruster said the reference to Woodbury in the document will be changed to Bienvenidos. The completed documents will be reviewed by the City of Idaho Falls, Taylor Crossing, and Woodbury/Bienvenidos. No action is required by the Agency at this time.

**Redevelopment Association of Idaho (RAI):** Magee said the RAI annual meeting will be held in Boise, Thursday, September 27, at the CCDC office at 9:00 a.m. The dues and budget will be discussed at the annual meeting. The revenues for RAI were insufficient to cover the approximately \$42,000 expenses, most of which were for education and information regarding legislative action. RAI is requesting an increase in annual dues from \$500 to \$750 and an agency contribution of \$1,000 to \$1,500 toward legislative action. The Board members agreed RAI provided timely information and a quick analysis of legislative action for consideration by elected officials and board members. It was suggested by Chair Barnes a contribution to RAI for legislative research be a year to year consideration rather than an entitlement. Linda Martin suggested the contribution should be made as proposed. Legislative sessions require personal attendance with the expenses of travel, lodging, etc. A contribution is a savings of tax dollars. **Tom Hally moved to approve the increased contribution to the Redevelopment Association of Idaho as an annual budgetary item. Motion seconded by Brent Thompson. The motion passed.**

**Legislative Report:** Armbruster said repeal of personal property tax has received the most publicity during the last month. Senator Hill from Rexburg sent letters to city and county

municipalities asking for feedback on the impact of the repeal on local governments and whether replacement taxes or revenue from other sources was available to fill the gap. The Idaho State Tax Commission prepared a report showing the percentage of loss for each municipality. In the next few months, the Commission will create a second document showing the impact on urban renewal agencies. Tom Hally said the City of Idaho Falls did respond to Senator Hill's request. The impact to the city is slightly higher than average at 8.9% of general fund.

Arbruster said in the next Idaho legislative session many of the same bills encountered over the past four to five years will emerge. It is difficult to gauge what replacement revenue, if any, will be for cities and counties.

**Miscellaneous:** Magee said she met with Snake River Landing concerning Whitewater Drive. They have one major client to north and very likely a client to the south, even if Thomas Development is unable to acquire financing. For \$500,000 to fund a portion of Whitewater Drive, there will be need to be another agreement with Ball Ventures.

The meeting adjourned at 12:45 p.m.

Respectfully submitted,

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Debra Petty, Recording Secretary